



DONALD L. WOLFE, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
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ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

August 4, 2005

IN REPLY PLEASE  
REFER TO FILE:

**MP-6  
19.042**

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**MISCELLANEOUS TRANSFER DRAIN NO. 30 - PARCEL 1EX.1  
SALE OF SURPLUS PROPERTY - CITY OF LOS ANGELES  
SUPERVISORIAL DISTRICT 3  
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY  
OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the fee interest in Miscellaneous Transfer Drain No. 30 (MTD 30), Parcel 1EX.1 (1,190± square feet), located on the southwesterly side of Bucknell Avenue, between Collins and Tiara Streets, in the City of Los Angeles, to be no longer required for the purposes of the Los Angeles County Flood Control District.
3. Authorize the sale of Parcel 1EX.1 to the adjacent property owner, Anne W. Del Valle, Trustee U/T/A dated November 18, 2002, for \$23,800.
4. Instruct the Chair to sign the enclosed Quitclaim Deed and authorize delivery to the Grantee.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

This action will allow the District to sell a parcel of surplus property along MTD 30 to the adjacent property owner, Anne W. Del Valle, Trustee U/T/A dated November 18, 2002, who owns a single-family residence along Bucknell Avenue, between Collins and Tiara Streets, in the City of Los Angeles.

The District acquired fee title to Parcel 1EX.1 as part of the land needed for MTD 30. The subject parcel lies outside of the required right of way. The adjacent property owner, who requested to purchase this property, is considered to be the logical purchaser.

### **Implementation of Strategic Plan Goals**

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be used for flood control purposes.

### **FISCAL IMPACT/FINANCING**

The proposed selling price of \$23,800 represents the market value. This amount has been paid and deposited into the Flood Control District Fund.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

As required by California Government Code Section 65402(c), a notification of the proposed sale was submitted to the City of Los Angeles Planning Department for its report as to conformance with the adopted General Plan. Since no answer was received within the 40-day period as stipulated in this Code Section, it is conclusively deemed the proposed sale is in conformance with the adopted General Plan.

The sale is not considered adverse to the District's purposes and will not hinder the use of the channel for possible transportation, utility, or recreational corridors. The Quitclaim Deed does not transfer rights to any oil, gas, petroleum, or other hydrocarbon and minerals. The enclosed Quitclaim Deed has been approved by County Counsel and will be recorded.

The Honorable Board of Supervisors  
August 4, 2005  
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**ENVIRONMENTAL DOCUMENTATION**

This transaction is categorically exempt from CEQA, as specified in Section 15312 of the State CEQA Statutes and Guidelines, and as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

None.

**CONCLUSION**

This action is in the District's best interest. Enclosed are an original and two duplicates of the Quitclaim Deed. Please have the original and duplicates signed by the Chair and acknowledged by the Executive Officer of the Board. Please return the executed original and one duplicate to Public Works, retaining one duplicate for your files.

One adopted copy of this letter is requested.

Respectfully submitted,

DONALD L. WOLFE  
Director of Public Works

OM:bw  
D:1930DBRDLTR72605

Enc.

cc: Auditor Controller (Accounting Division - Asset Management)  
Chief Administrative Office  
County Counsel

WHEN RECORDED  
MAIL THIS DOCUMENT AND  
TAX STATEMENT TO:

Anne W. Del Valle  
5829 Bucknell Avenue  
North Hollywood, CA 91607

Space Above This Line Reserved for Recorder's Use

Documentary transfer tax is \$ \_\_\_\_\_  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and  
encumbrances remaining at time of sale

Assessor's Identification Number:  
2339-003-900 (Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT  
By \_\_\_\_\_

## QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to ANNE W. DEL VALLE, Trustee U/T/A dated November 18, 2002, all its right, title, and interest in and to the real property in the City of Los Angeles, County of Los Angeles, State of California, described in Exhibit A attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals but without right of entry to the surface of said land.

Dated \_\_\_\_\_

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
a body corporate and politic

By \_\_\_\_\_  
Chair, Board of Supervisors of the  
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

VIOLET VARONA-LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

<b>TRANSFER DRAINS-MISCELLANEOUS</b>	
<b>TRANSFER DRAIN NO. 30 1EX.1</b>	
I.M. 174-157	
S.D. 3	M0321032

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By \_\_\_\_\_  
Deputy

**NOTE: Acknowledgment form on reverse side**

STATE OF CALIFORNIA            )  
  ) ss.  
COUNTY OF LOS ANGELES    )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring the Chair's signature.

The undersigned hereby certifies that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the facsimile signature of \_\_\_\_\_, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.,  
County Counsel

By \_\_\_\_\_  
Deputy

APPROVED as to title and execution,  
\_\_\_\_\_, 20\_\_\_\_.  
DEPARTMENT OF PUBLIC WORKS  
Mapping & Property Management Division  
  
Supervising Title Examiner  
  
By \_\_\_\_\_

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**CERTIFICATE OF ACCEPTANCE**

This is to certify that the interest in real property conveyed by the within deed or grant is hereby accepted under the authority conferred by Ordinance No. 95-0052, duly and regularly adopted by the Board of Supervisors of the County of Los Angeles on the 26th day of September 1995, and the Grantee consents to the recordation thereof by its duly authorized officer.

Dated \_\_\_\_\_

By \_\_\_\_\_  
ASSISTANT DEPUTY DIRECTOR  
Mapping & Property Management Division

# EXHIBIT A

**File with:** TRANSFER DRAINS  
MISCELLANEOUS TRANSFER DRAIN NO. 30  
Parcel No. 1EX.1  
A.P.N. 2339-003-900 (Portion)  
T.G. 562 (G1)  
I.M. 174-157  
S.D. 3  
M0321032

## LEGAL DESCRIPTION

### PARCEL NO. 1EX.1 (Quitclaim of portion of fee):

That portion of Lot 244, Tract No. 17243, as shown on map recorded in Book 422, pages 3 through 7, inclusive, of Maps, in the Office of the Recorder of the County of Los Angeles, within the following described boundaries:

Beginning at the most westerly corner of Lot 216 of said tract; thence southeasterly along the southwesterly boundary of said last-mentioned lot to the most southerly corner of said last-mentioned lot; thence South 61°28'22" West along the southwesterly prolongation of the southeasterly line of said last-mentioned lot, a distance of 18.49 feet; thence North 25°46'50" West 65.72 feet to the southwesterly prolongation of the northwesterly line of said last-mentioned lot; thence North 64°13'10" East along said last-mentioned southwesterly prolongation, a distance of 18.17 feet to the point of beginning.

Containing: 1,190± s.f.